

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0069

PC Date: June 26, 2007

ADDRESS: 2604 Paramount Avenue

APPLICANT: Nasco Properties (Roger Miller) **AGENT:** Brian Donovan

ZONING FROM: MF-3 **TO:** MF-3-CO **AREA:** 0.91 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of multifamily residence (medium density) –conditional overlay (MF-3-CO) combining district zoning. The conditional overlay would

- 1) Limit the height to a maximum of 32 feet, and
- 2) Prohibit the following uses:
 - Multifamily Residential
 - Condominium Residential
 - Townhouse Residential
 - Retirement Housing (Small Site)
 - Retirement Housing (Large Site)

PLANNING COMMISSION RECOMMENDATION:

June 26, 2007: Approved staff's recommendation of MF-3-CO zoning on consent (8-0).

DEPARTMENT COMMENTS:

The site is currently zoned MF-3 and is being used for group residential for the Sasona Co-op. In the past the property has been used as retirement housing, and then later as a group home.

The co-op is seeking to bring their use into conformance with the land development code. The co-op is seeking a conditional use permit, necessary for group living in MF-3 as a separate item. As part of the negotiations with the neighborhood, the applicant is also requesting a rezoning, from MF-3 to MF-3-CO, limiting the future uses of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3	Group Residential
<i>North</i>	SF-3	Single Family Homes
<i>South</i>	MF-3 & MF-4	Apartments
<i>East</i>	SF-3 and MF-3	Single Family Homes and Apartments
<i>West</i>	SF-3	Single Family Homes

AREA STUDY: The property lies within the Zilker Neighborhood Planning Area, currently working on their neighborhood plan. The draft future land use map designation for this site has not yet been finalized.

TIA: N/A

WATERSHED: Barton Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS:

- Zilker Neighborhood Association
- Barton Hills Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Save Our Springs Alliance
- Barton Springs/Edwards Aquifer Conservation District
- Austin Independent School District
- Home Builders Association of Central Texas

SCHOOLS: (AISD)

Zilker Elementary School

O. Henry Middle School

Austin High School

RELATED CASES:

C14p-80-0023 (previous Conditional Use Permit case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Paramount Ave	50'	30'	Local	No	Rt. 25	3 Manchaca 29 Barton Hills 103 Manchaca Flyer 331 Oltorf 338 Lamar

CITY COUNCIL DATE:

ACTION:

July 26, 2007:

ORDINANCE READINGS: 1st

2nd

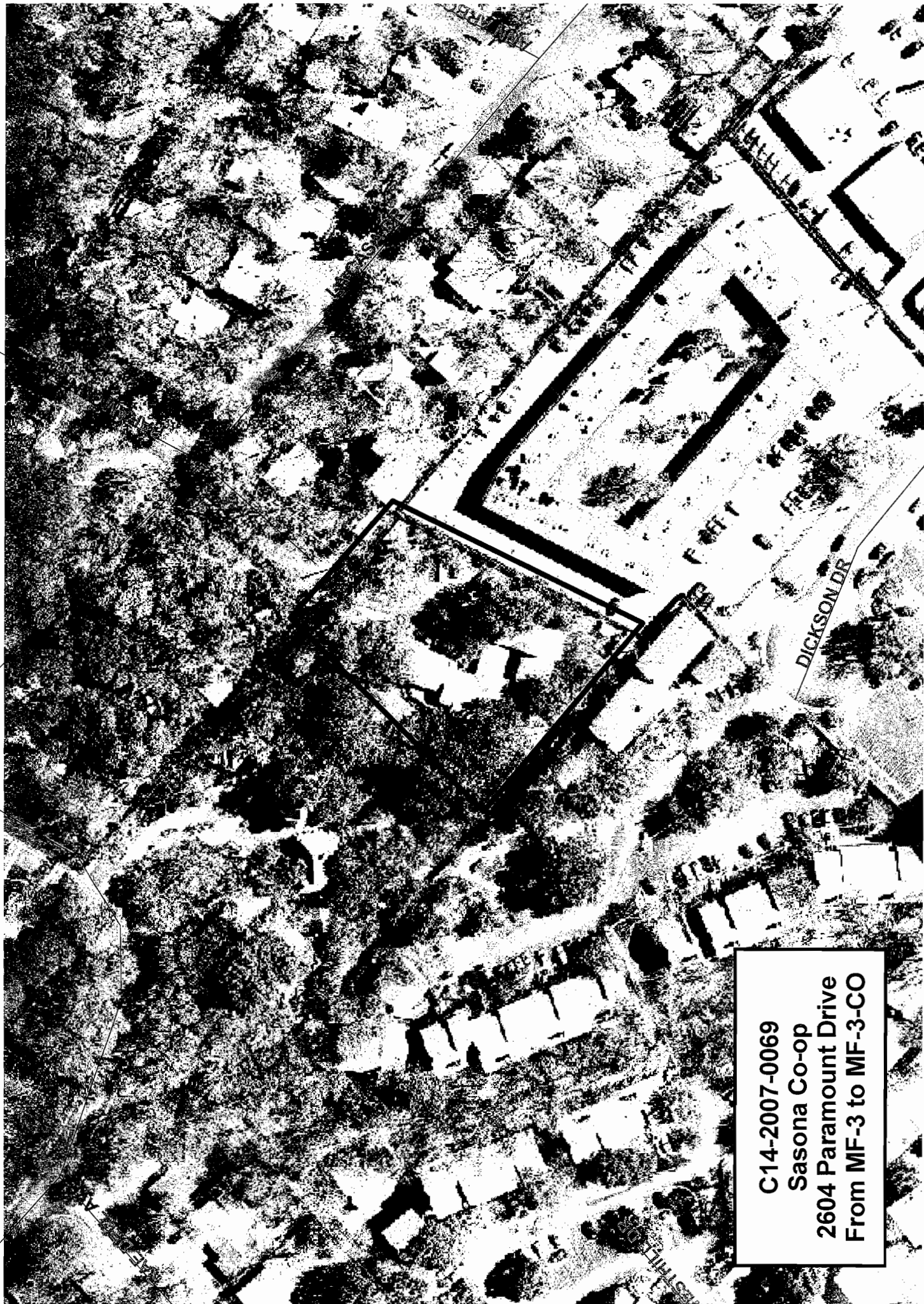
3rd

ORDINANCE NUMBER:

C14-2007-0069 Sasona

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



C14-2007-0069
Sasona Co-op
2604 Paramount Drive
From MF-3 to MF-3-CO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of multifamily residence (medium density) –conditional overlay (MF-3-CO) combining district zoning. The conditional overlay would

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4) Prohibit the following uses:

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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The site is adjacent to single family homes, and takes access through a single family residential neighborhood. The limitation of multifamily residential is an appropriate condition to improve the sites compatibility with the surrounding neighborhood.

EXISTING CONDITIONS

The site is currently zoned MF-3 and is being used for group living (group residential) for the Sasona Co-op. In the past the property has been used as retirement housing, and then later as a group home.

The co-op is seeking to bring their use into conformance with the land development code. The co-op is seeking a conditional use permit, necessary for group living in MF-3 as a separate item. As part of the negotiations with the neighborhood, the applicant is also requesting a rezoning, from MF-3 to MF-3-CO, limiting the future uses of the property.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Paramount Ave	50'	30'	Local	No	Rt. 25	3 Manchaca 29 Barton Hills 103 Manchaca Flyer 331 Oltorf 338 Lamar

Environmental

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed in the Contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is not located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

May 7, 2007

Zilker Neighborhood Association

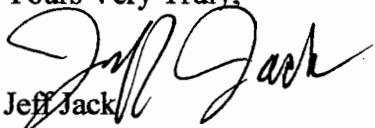
Re: Application for Zoning Change for Sasona Co-op, 2604 Paramount St

To whom it may concern:

Zoning at 2604 Paramount is MF 3. Nasco Properties is the owner of the property and would like to run a co-op there. Nasco Properties is requesting a conditional overlay for the property and worked with us to accommodate all of our needs.

Zilker Neighborhood Association supports the zoning change requested for 2604 Paramount to MF 3 CO. The conditional overlay will allow group living, single family uses, and bed and breakfast group 2. It will prohibit apartments, condos, townhouses, and all forms of retirement residential. A height limit of 32 feet will apply (two stories).

Yours Very Truly,

A handwritten signature in black ink, appearing to read "Jeff Jack", written over the printed name.

Jeff Jack

President, Zilker Neighborhood Association

May 7, 2007

NASCO Properties
Sasona Co-op
2604 Paramount
Austin Tx 78704

Application for Zoning Change for Sasona Co-op, 2604 Paramount St

To whom it may concern:

Zoning at 2604 Paramount is MF 3 today. We want to use it as co-op housing or group living which is a conditional use. We discussed the proposal with Zilker Neighborhood Association and have worked out a zoning change that is acceptable for all concerned.

We would like to change the zoning for 2604 Paramount to MF 3 CO. The conditional overlay will allow group living, single family uses, and bed and breakfast group 2. It will prohibit apartments, condos, townhouses, and all forms of retirement residential. There should also be a height limit of 32 feet (two stories).

Attached please find the documentation required to support the zoning change.

Yours Very Truly,



Brian Donovan
Agent for NASCO Properties
825-8571

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0069

Contact: Robert Heil, (512) 974-2330

Public Hearing:

June 26, 2007 Planning Commission

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

Lara Garza
Your Name (please print)

2106 La Casa Dr.
Your address(es) affected by this application

6/20/07
Date

LA GARZA
Signature

Comments:

CO - "flexible & adaptable"
use is too vague. "requiring
standards tailored to individual
properties" - who defines the
standards?
This is why I object.

If you use this form to comment, it may be returned to:

City of Austin
 Neighborhood Planning and Zoning Department
 Robert Heil
 P. O. Box 1088
 Austin, TX 78767-8810

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Public Hearing:

June 26, 2007 Planning Commission

Cynthia Countryman
Your Name (please print)

2206 La Casa

Your address(es) affected by this application

Cynthia Countryman
Signature

Date

4/22/07

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

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Neighborhood Planning and Zoning Department
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Austin, TX 78767-8810